

Creative Arts Center

2801 West Vernor Highway

Detroit, MI 48209

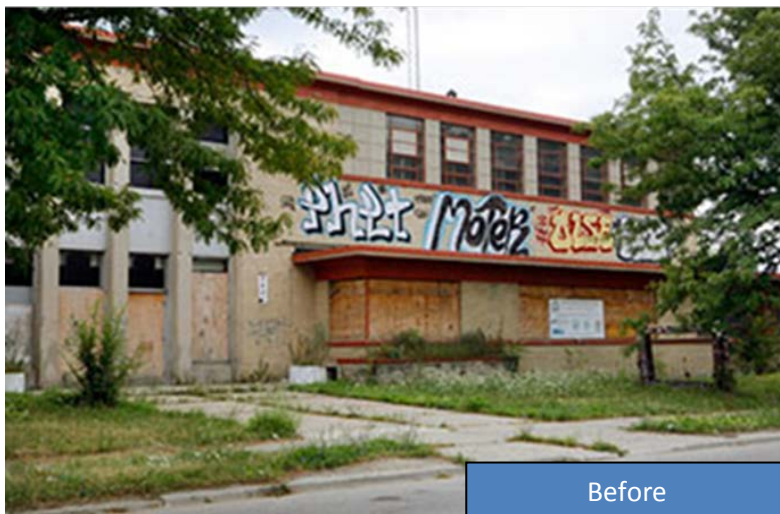
www.555arts.org



After



Summary: The Detroit/Wayne County Port Authority utilized a Department of Environmental Quality (DEQ) brownfield grant in conjunction with a number of additional redevelopment incentives to repurpose an abandoned police precinct. The collaborative effort resulted in a public art studio that not only provides work spaces for emerging artists, but also art education programs for the community.



Before

Site Characteristics and History:

The property was first developed in 1937, when a gasoline filling station was built on the site. The City of Detroit acquired the property in 1949, demolished the gas station and constructed a police precinct. The police precinct was in operation until 2006, at which time the property was abandoned by the city of Detroit. Southwest Housing Solutions Corporation bought the property from the city of Detroit on October 1, 2009.

Environmental Issues and Remediation:

Following removal of an underground storage tank (UST) in 1996, petroleum-related substances were found in the soil at concentrations that exceeded applicable soil and indoor-air criteria. To address the environmental risk, contaminated soils were removed and appropriately disposed in a landfill.

Redevelopment:

The site was converted into a neighborhood arts center called 555 Center for Public Arts which provides classrooms, studio spaces, and performance venues for residents of the City of Detroit. The building

design included sustainable features such as: energy efficient windows with insulated glass; super insulated walls and ceiling assemblies; energy efficient lighting control systems; low volatile organic compound paints and products; high recycle content carpet; and installation of energy star appliances. In addition, the development also includes rain gardens, a green roof, and a grey water irrigation system installed to capture and reuse rain water runoff.

Funding and Incentives:

This project was truly a collaborative effort. In addition to the DEQ \$160,000 Brownfield Redevelopment Grant, other sources of funding (totaling \$1,276,173) included:

Neighbor Works Grant	\$74,000
Detroit Port Authority	\$8,500
Brownfield Tax Credits	\$75,000
Community Development Block Grant – City of Detroit	\$127,500
Wayne County – U.S. EPA Revolving Loan Fund	\$180,000
Wayne County – Community Development Block Grant	\$200,000
Detroit Investment Fund (Private)	\$300,000
Erb Family Foundation	\$75,000
Other Foundations & Developer Equity	\$246,703

The DEQ used its 128a funding to support staff to conduct outreach efforts with the city of Detroit to build an incentive package that would supplement the Brownfield Redevelopment Grant. Using 128a funding, the DEQ staff conducted a Petroleum Assessment Grant Eligibility Determination for the Detroit-Wayne County Port Authority to complete a Phase 1 and Phase 2 Environmental Assessment and determine the impacts of the former leaking underground storage tank at the site.

Economic Impact:

The redevelopment resulted in an increase in the State Equalized Value (SEV) from \$0 prior to redevelopment to \$250,000 following redevelopment activities. In addition, the project leveraged approximately \$1.2 million in private investment and resulted in approximately 20 full-time equivalent jobs and 15 part-time jobs.

Social Benefits:

The 555 Center for Public Arts aims to further enrich and diversify cultural life in Detroit by providing facilities and work spaces for emerging artists. The center includes: affordable studios and workspace, gallery space, exhibition programs, arts education programming, an artist in residency program, and public art. This project converted a neighborhood eyesore into a lively and productive creative space.

Environmental Benefits:

The project resulted in the removal and disposal of contaminated soils, thus negating the need for an indoor-air treatment system. An energy-efficient heating and cooling system, green roof, and an eco-friendly rain water system was installed, to improve storm water discharges to the Detroit River.

Additional Background on the Web: www.555arts.org